BILL GARRETT, Davidson County
Trans:T20090080149 DEEDTRS
Recvd: 11/25/09 11:05 2 pgs
Fees:13.00 Taxes:472.86
20091125-0108469

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Vicente Lema, Zoila Lema, Fabian Lema and Diane Lema
S & K#: 09-021386

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 25, 2006, recorded in Instrument Number 20060929-0120617 in the Register's Office of Davidson County, Tennessee, Vicente Lema and wife, Zoila Lema, and Fabian Lema and wife, Diane Lema, conveyed to Thomas F. Baker, IV., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20091110-0103912, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on November 13, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA7,by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, whose address is MetLife Home Loans, a division of MetLife Bank NA, 4000 Horizon Way, Suite 100, Irving, Texas 75063 at and for the sum of $127,800.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA7,by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA7,by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the southerly portion of Lot Number 32, Block "A", on the plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more fully described according to an August 29, 1979, Survey by John B. Kohl, III, Tennessee Registered Surveyor Number 100, as follows:

BEGINNING at a point on the westerly margin of Larkin Springs Road located northwardly 275.0 feet, more or less, from the northerly margin of Neely's Bend Road, said point also being the common corner of Lots Numbers 1 and 32 of said subdivision; thence, with the line between Lot Number 32 and Lots Number 1, 2, 3, and 4, northwestwardly 335.0 feet, more or less, to the southeasterly corner of Lot Number 10; thence, with the line between Lots Numbers 10 and 32, northwardly 76.0 feet to the common rear corner of Lots Numbers 32 and 31; thence, with the line between said lots, eastwardly 114.5 feet to a point; thence, with a new line, southeastwardly 213.0 feet to a point on the westerly margin of Larkin Springs Road; thence, with said margin, southwardly 142.6 feet to the point of beginning.

Tract 2:

Being the Northerly portion of Lot Number 32, Block "A", on the Plan of Home Acres (Revised) by Blanchard and Parrish, Engineers, and more specifically described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road, said point being the northeasterly corner of a tract conveyed to Maurice Early, et. ux., of record in Book 5500, Page 228 Register's Office for Davidson County, Tennessee, and said point being northwardly 417.60 feet, more or less from the Northerly margin of Neely's Bend Road, thence northwestwardly 213.0 feet to a point in the line between Lot 31 and Lot 32; thence with the line of Lot 31, eastwardly 209.5 feet to a point in the westerly margin of Larkin Springs Road; thence with said margin of Larkin Springs Road southwardly 45 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20060929-0120617 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument Number 20060929-0120617 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20060929-0120616, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA7,by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 13th day of November, 2009, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, LLP the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

2/1/2012
My commission expires:

Notary Public

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $127,800.00.

Affiant

Subscribed and sworn to before me on the date written above.

2/1/2012
My commission expires:

Notary Public

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02/01/2012

PROPERTY ADDRESS: 624 Larkin Springs Road, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA7,by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement
4000 Horizon Way
Suite 100
Irving, Texas 75063

S & K #:09-021386
Map & Parcel – 05207002600 and 05207002700